WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046384 DEEDWARR
Recvd: 08/01/11 09:14 2 pgs
Fees:13.00 Taxes:1221.00
20110801-0058546

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **July, 2011**

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor J Hood and Kristen E Hood	Taylor J. Hood	11810012600
(NAME) 3400 Springbrook	(NAME) 3400 Springbrook	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephen H Dorff**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor J Hood and wife, Kristen E Hood**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Pleasant Valley of record in Book 1424, page Register's Office for said county. Said Lot No 67 fronts 86.0 feet on the southerly margin of Spring book Drive formerly known as Greenvale Drive and extends back 225.2 feet on the westerly line and 233.5 feet on the easterly line to a deadline in the rear measuring 24.8 feet thereon.

Being the same property conveyed to Stephen H. Dorff by Warranty Deed from Ronald Jones dated August 21, 2001 and recorded in Instrument No. 20070829-0103680, in the Register's Office of Davidson County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3400 Springbrook, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **26th** day of **July, 2011**

Stephen H. Dorff by Andrew Dorff as attorney in fact

Stephen H Dorff by Andrew Dorff as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of July, 2011, before me personally appeared Andrew Dorff, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Stephen H. Dorff, and who acknowledged that she executed the same as the free act and deed of the said Stephen H. Dorff, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110801005854S, said Register's Office.

Witness my hand and official seal this 26th day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON